



CITY OF BEAVERTON
Community Development Department
Development Services Division
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: January 13, 2005

Case File No./Project Name: DR2004-0098/ TP2004-0017 THPRD HMT Field 2 Grading & Tree Removal

Summary of Application: The applicant requests Type Two Design Review and Type 1 Tree Plan approval for the grading, landscaping, retaining wall, fence, tree removal and paving associated with athletic field improvements at the Howard M. Terpenning Field 2. A total of five (5) landscape trees are proposed for removal to accommodate the improvements.

Due Date for Written Comments: Friday, January 28, 2005

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Laura Kelly **Phone Number:** (503) 526-2548

Facilities Review Committee Meeting Date: Wednesday, February 2, 2005

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: 1N132CD00201

Site Address: 15707 SW Walker Road

Cross Street: 158th Avenue

Zoning: Campus Industrial (CI)

Neighborhood Association Committee: CPO-1

Applicable Development Code Approval Criteria: 40.03: Facilities Review Committee, 40.20.15.2.C: Design Review Two, 40.90.15.1.C: Tree Plan One.

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.